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Sent: Monday, October 10, 2022 8:20 AM
To: DES SBCC
Cc: Jad kilgore; Brande Kilgore; janh@biaw.com
Subject: WSBCC Code Changes

External Email

To All SBCC Members:

I am writing in response to the proposed rule changes for new home construction that the Washington State Building Code Council have put forward to be adopted July 1st, 2023. While interested in and committed to being a good steward of our planet, I am of the opinion that the proposed changes being put forth are based more on making climate activists feel good than on sound, rational facts.

As a whole, the climate activist movement wants to eliminate coal fired power generation plants, gas powered generation plants and some even want to remove several dams that produce hydroelectric power, the most renewable, least expensive source of generation that we have in our state.

No where has any group produced irrefutable evidence that wind and solar power can meet the current demands on the electrical grid in Washington State today, as a replacement of fossil fuel generation. No group has produced any report that identifies the increased demand on the grid resulting from these code changes, nor has any group produced any real projections on what the cost will be or the timeframe that would be required to increase the grid capacity to handle the increase of not only these changes but similar changes imposed on commercial buildings. And we haven't talked about charging EV's yet.

The reality is that with the costs to expand our electrical grid system, coupled with the increased cost to generate electricity from wind and solar, we can expect the cost of power in Washington State to drastically increase over the next 3-5 years, maybe sooner. With the forced transition to alternate power generation sources, coupled with the forced use of all electrical equipment & appliances, we can expect the electrical grid system to be overwhelmed, requiring major upgrades & expansion, and the cost of electricity to increase as a result. There is an assumption that the cost of natural gas is going to increase significantly. The US has adequate supplies of natural gas which will insulate us from drastic increases projected around the world. To not have the option to utilize natural gas as an alternate source makes no sense at all.

I personally heat & cool a large home in eastern Washington with a high efficiency heat pump. Any time the winter temps dip below 35 or 36 degrees, the heat pump is no longer an efficient source of heat, either in actual heat generation or cost to generate that heat. We have a gas fired furnace as backup when the heat pump can't handle the request for heat. As natural gas is less expensive and more efficient, it makes no sense to force homeowners to use electric furnaces as the backup to heat pumps. In addition, it makes no sense to restrict or ban the use of other gas appliances, ie. dryers, water heaters, stoves.

Further, in the event of an extended power outage, many more people will be able to run their gas furnace with portable generator power than will be able to run their heat pump and / or an electric strip heat backup.

While well intended, it is clear to me that this type of mandate is 15-20 years premature, possibly longer. Our electrical grids need to be updated / expanded to handle the additional loads these kinds of changes will impose and we need to perfect the alternate generation sources to prevent drastic power cost increases. In addition, as noted by several construction industry groups, these forced changes will increase both the cost of new homes and the cost to operate them. In our State's current affordable housing shortage, mandating changes that increase costs does not fit.

None of the proposed changes makes good, sound, rational or common sense.

Thank you for your consideration of mine and other's opposition to the proposed changes.

Regards,

